



Grangemouth Road, Bo'ness
Offers Over £315,000



sneddons
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Description

Situated on the outskirts of Bo'ness is this extended spacious detached villa. The property is presented to the market in walk in condition and offers versatile living space arranged over two levels. This lovely property will suit a variety of buyers including the less mobile who require accommodation on one level and also those needing extra space for a large family. Early viewing is recommended to fully appreciate what this lovely property offers, internally and externally. The property benefits from gas central heating incorporating a new gas boiler, double glazing, excellent storage, fresh decor and ample off street parking.

Accommodation

The accommodation is arranged over two levels. The lower level comprises a welcoming reception hallway, generously proportioned lounge overlooking the front garden and a feature bay style window. Just off the lounge is the kitchen diner. The modern bespoke kitchen has an island work station with a ceramic hob, a wall mounted electric oven, with ample storage units and complementary granite work tops. The kitchen is open plan to the dining area which has French doors giving access to the rear garden. The Utility room is just off the kitchen. The family bathroom has a four piece bathroom suite with a shower above the bath. Two double bedrooms complete the ground floor.

The upper level houses three spacious bedrooms with the master bedroom and bedroom one having en suite jacuzzi style bathrooms. Bedroom two has aspects to the front and rear. The current owner uses the spacious landing as an office. The property is also protected with an electronic security system

Outside

There are large gardens to the front and rear. The rear garden is a completely walled, secure, family freindly garden which is beautifully landscaped and has an area laid to lawn with a border of a mixture of plants, flowers and bushes. The garden to the front has a very large paved driveway giving off street parking for several cars and access to an electronic remote controlled door garage together with an area which is laid to lawn.

Local Area

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil Steam Railway with trains actually travelling past the property, Kinneil Estate with large open areas within 5 minutes walk, Hippodrome Art Deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads to Stirling, Edinburgh and Glasgow. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Stirling, Edinburgh, Glasgow and beyond

Lounge

3.14m x 6.90m (10'4" x 22'8")

Kitchen Diner

3.98m x 4.95m (13'1" x 16'3")

Utility Room

2.90m x 1.66m (9'6" x 5'5")

Bedroom 3

3.15m x 3.45m (10'4" x 11'4")

Bedroom 4

3.91m x 2.61m (12'10" x 8'7")

Bathroom

2.88x 2.58m (9'5" x 8'6")

Master Bedroom

4.55m x 3.35m (14'11" x 11'0")

En Suite Bathroom

2.80m x 2.78m (9'2" x 9'1")

Bedroom 2

2.95m x 4.19m (9'8" x 13'9")

En Suite Bathroom

1.86m x 2.77m (6'1" x 9'1")

Bedroom 5

5.40m x 2.60m (17'9" x 8'6")

Landing

5.02m x 1.85m (16'6" x 6'1")

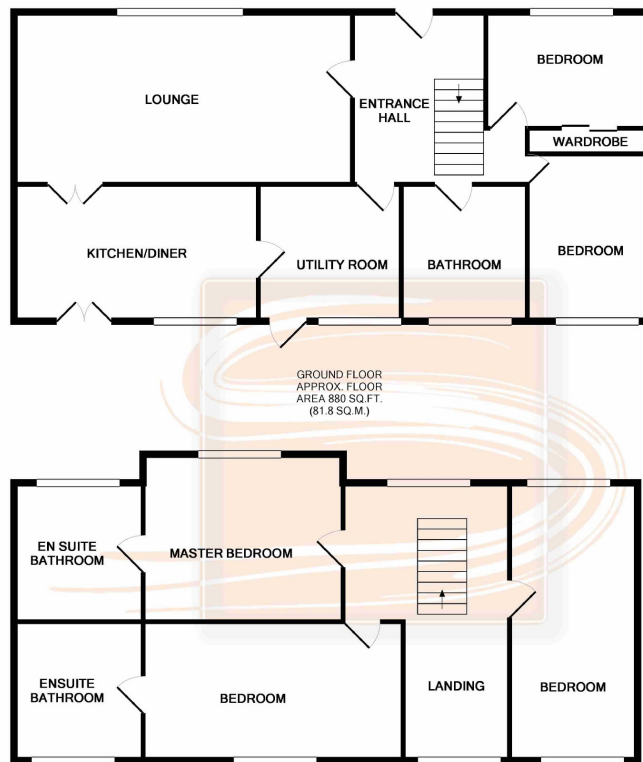
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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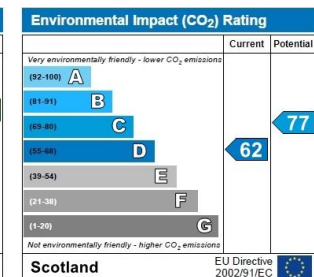
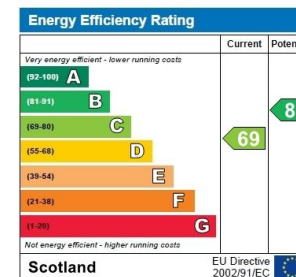




1ST FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1674 SQ.FT. (155.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you have a property to sell then why not take advantage of our **FREE VALUATION** service - contact us for a no obligation appraisal of your property.

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